

Legislative Fiscal Bureau

Fiscal Note

HF 488 - Urban Growth Boundaries (LSB 1137 HV)

Analyst: Russell Trimble (Phone: (515) 281-4613) (russ.trimble@legis.state.ia.us)

Fiscal Note Version — New

Description

House File 488 establishes a statewide Land Management Planning Board, which replaces the current City Development Board, and expands the Board's duties. The Bill requires each metropolitan statistical area county and cities within those counties to establish a Strategic Development Committee. Two or more contiguous counties may combine to form one Strategic Development Committee. The purpose of the plan is to direct coordinated, efficient, and orderly urban development. Public hearings are required before developing a plan. The approved plan is recorded with the county recorder and remains in effect for five years. The Strategic Development Plan is to be the basis for the cities' and counties' comprehensive plans.

Assumptions

1. Counties or groups of counties will be required to develop a Strategic Development Plan utilizing appointed and volunteer members on the local Strategic Development Committee. It is assumed these Committees will not have a budget, the Committee members will not be paid, and the appropriate county department will absorb associated staff and supply costs. (Polk County operates volunteer boards and commissions in this manner; e.g., Planning and Zoning Commission and the Metropolitan Advisory Council.)
2. Ratification of a local Strategic Development Plan requires agreement by all cities and counties affected by the Plan. It is assumed that cities and counties will refuse to ratify a Plan that causes them to make costly modifications to their comprehensive plans.
3. The following counties and cities within those counties must comply with the provisions of this Bill: Black Hawk, Dallas, Dubuque, Johnson, Linn, Polk, Pottawattamie, Scott, Warren, and Woodbury.
4. The cost to develop and implement a local Strategic Development Plan would range from \$50,000 - \$100,000 per project. The more up-to-date a city and county's comprehensive plan and the more closely the plan is oriented toward the land needs analysis requirements of the proposed legislation, the less costly it will be to implement the Strategic Development Plan outlined in the Bill.
5. Nine strategic development plan projects will need to be done. Each county outlined above and its respective cities will be considered one project with the exception of Polk, Warren, and Dallas counties. One joint project would be done for Polk and Warren counties, and one joint project would be done for Polk and Dallas counties.
6. The useful life of a comprehensive plan is five to seven years. After that time period, a new plan must be developed or the old plan must be updated. The cities or counties bare the cost of this endeavor. If the passage of this legislation coincides with the need to update or create a new comprehensive plan, the cost of the proposed legislation should be significantly reduced as the cost would have been incurred by local governments irregardless of the passage of this Bill.
7. The Department of Economic Development would require an additional FTE position to administer the added duties of the current City Development Board.
8. The cost associated with public hearings and mediation in regards to establishment of local strategic development plans is not included in the fiscal impact. The cost of the public hearings and mediation is expected to be minimal.

Fiscal Impact

The total cost of the nine local strategic development plan projects to the counties and cities within those counties will range from \$450,000 to \$900,000. The more up-to-date a city and county's comprehensive plan and the more closely the plan is oriented toward the land needs analysis requirements of the proposed legislation, the less costly it will be to implement the Strategic Development Plan. If the passage of this legislation coincides with a local government's need to update or create a new comprehensive plan, the cost of the proposed legislation should be significantly reduced as the cost would have been incurred by local governments regardless of the passage of this Bill.

The Department of Economic Development will incur additional costs of \$70,000 annually for additional staffing and expenses of the Board due to the added duties of the current City Development Board.

Sources

Iowa League of Cities
Iowa State Association of Counties
Iowa Department of Economic Development
Renaissance Design Group

/s/ Dennis C Prouty

March 18, 2003

The fiscal note and correctional impact statement for this bill was prepared pursuant to Joint Rule 17 and pursuant to Section 2.56, Code of Iowa. Data used in developing this fiscal note and correctional impact statement are available from the Legislative Fiscal Bureau to members of the Legislature upon request.
